



# The Wainhouse, Rhode Lane, Lyme Regis, Uplyme, Dorset, DT7

A very individual property with open plan features, a must see if you wish to live in an exceptional unique home.

Available mid March for an initial 12 month tenancy.

Property comprises an open plan dining area, kitchen, sitting room with wood burner, ground floor double bedroom, bathroom, shower room, upper floor sleeping area with two single beds, further double bedroom with office area.

Landscaped garden with gardener included and parking.

The rent is exclusive of all utility bills, mains electric, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited, outdoor mobile signal is likely. There is a very low risk of flooding as stated by the GOV.UK website. The property has exceptional insulation and a mechanical ventilation system, heated when necessary with a wood burner and/or an electric radiator unit. The property is let part furnished.

Per Calendar Month

**£1,295 Per Calendar**

**Council Tax Band: New Build**

**EPC: D**



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